

Rental Assistance Demonstration Worksheet for Multi-Phased Applications: South City CNI, Memphis, TN

1. Please provide a narrative summary of the proposed phasing.

Phasing Information

The housing plan consists of six phases but only two of the phases are utilizing the **RAD Program: Phases I and II**. Each phase of housing draws upon a blend of resources, including Choice Neighborhood (CNI) funds, a HUD RAD Award, other public dollars, private equity and private debt. All PH replacement units and LIHTC units will have, at a minimum, a 20-year period affordability restriction. All housing is new construction and will be built to a high standard and have contemporary finishes, open floor plans, Energy Star appliances, ample storage space and off-street parking.

South City Phase I (On-Site Family Housing)

The on-site housing plan will incorporate 114 units of rental family housing in the neighborhood adjacent to McKinley Park, a MHA/City of Memphis sponsored homeownership community. The phase includes up to 44 RAD units combined with both tax credit and market rate units. The on-site development offers a lower-density option for 2- and 3-BR townhouses to meet the needs and desires of returning and new families who prefer a more single-family feel. The development site is just south of L. E. Brown Park, one of the planned **Critical Community Improvements** under the CNI Grant.

*Phase I Proposed Bed Room Mix:

# of Units	# of Bedrooms	Unit Prototype
3	2 BR	Garden/Walk Up
27	2 BR	Town House
3	3 BR	Garden/Walk Up
11	3 BR	Town House
44		

South City Phases II (On-Site Family Housing)

The 420 units on the Foote Homes site will be demolished and replaced with three (3) phases of multi-family apartment homes, one (1) senior housing phase and one (1) phase of mixed use/neighborhood commercial reinvestments projects. **Phase II includes up to 29 RAD units** combined with both tax credit and market rate units. The deadline for submission of the 2017 LIHTC Applications was postponed to May 2017. **Of note, the Phase II area consists of a combined total 134 family units and live-work units plus a management building with community amenities; a final unit mix will be submitted upon application for the CHAP.**

2. Complete the spreadsheet below

		Proposed Dates For:			
Phase	Number of Units in the Phase	Date of Application	LIHTC application (if applicable)	Financing Plan Submission	Any demolition or disposition associated with each phase (if applicable)
Initial (Phase I)	Total units 114 44 RAD*	Original APP - 2/2013 Amendment - 2/2016	2/2016	11/2016 (LIHTC Notice 6/16)	TBD
1 (Phase II)	Total unit 134 29 RAD	11/2016	5/2017	11/2016 (LIHTC Notice 6/17)	Under CNI Demolition to start by 3/2017
2					
3					
4					
5					
6					
Total Units	Total units 248 Total RAD units 73				

***South City Phase I Housing Unit Mix is referenced in the narrative above.**

Notes:

1. Phasing is usually applied to units within one AMP
2. If approved, HUD will issue a CHAP for the initial phase and a Multi-phase Award Letter covering all phases of the project.
3. The due date for the application for the final phase of the projects covered by a multi-phase award is July 1, 2018.
4. Submit the worksheet with the application for the first phase to RADApplications@hud.gov.